

**TOWN OF VERNON
Planning & Zoning Commission (PZC)**

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Thursday, August 1, 2019, 7:30 PM
Town Hall
14 Park Place, 3rd Floor
Council Chambers
Vernon, CT

Draft Minutes

1. Call to Order & Roll Call by Roland Klee, Vice-Chairperson at 7:30pm
 - Regular members present: Roland Klee, Joseph Miller, Wes Shorts, Jesse Schoolnik and Iris Mullan
 - Absent Members: Susan Reudgen and Mark Mitchell
 - Alternate Members: None
 - Staff present: Shaun Gately, Interim Town Planner
 - Recording secretary: Cassandra Minor
2. Administrative Actions/Requests
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote

None.
 - 2.2 Communications received NOT related to Agenda items, if any

None.
 - 2.3 Acceptance of the Minutes from the June 6, 2019 meeting

Joseph Miller made a motion to accept the Minutes from the July 18, 2019 meeting. Wes Shorts seconded and the motion carried unanimously.
3. New Application(s) for receipt, if any

None.
4. Public Hearing and Action on Application(s)

Application [PZ-2019-06] of Steve Moser, Member of Dart Hill, LLC, for a Site Plan and Special Permits for parking, storage, distribution and office space for fundraising products at 670 Dart Hill Road (Assessor's ID: Map 05, Block 0004, Parcel 03A).
 - Interim Town Planner, Shaun Gately read the legal notice into record.
 - Legal notice was published in the Journal Inquirer on July 20, 2019 and July 27, 2019.

- Jesse Schoolnik made a motion to open the Public Hearing at 7:35PM. Joseph Miller seconded and the motion carried unanimously.
- Interim Town Planner, Shaun Gately explained that the Applicant was not able to complete all materials needed for this meeting and is requesting to have the Application heard at the August 15, 2019 meeting.

Wes Shorts made a motion to continue Application PZ-2019-06 to August 15, 2019. Jesse Schoolnik seconded and the motion carried unanimously.

Application **[PZ-2019-07]** of the Town of Vernon's Planning and Zoning Commission by Shaun Gately, Staff Liaison, for a proposed Text Amendment to Zoning Regulations Section 17.1 Alcoholic Liquors.

- Interim Town Planner, Shaun Gately read the legal notice into record.
- Legal notice was published in the Journal Inquirer on July 20, 2019 and July 27, 2019.
- Wes Shorts made a motion to open the Public Hearing at 7:37 PM
- Interim Town Planner, Shaun Gately read the following email correspondence into the record:
 - Singh Lakhwinder, Vernon Resident in opposition.
 - Ken Kirby, Vernon Resident in opposition.
 - Sarah Aggarwala, 52 Jeff Road in opposition.
 - Rick Burgess, 28 Seneca Drive in opposition.
 - Kathleen Marth, Vernon Resident in opposition.
 - Cara Fierravanti Flint, 133 Tallwood Drive in opposition.
 - Heidi Mullen, Vernon Resident in opposition.
 - Keith Hodson, 200 Lake Street, in opposition.
 - Scott Beattie, 42 Kenwood Drive in opposition.
- Victoria Boyajian, 57 Pinnacle Road spoke in opposition.
- Jennifer Roy, 83 Phoenix Street, spoke in opposition.
- Lisa Perry, 61 Orchard Street, spoke in opposition.
- Rana Singh, 482 Talcottville Road spoke in opposition.
- Steve Wakefield, 152 Brookview Drive spoke in opposition.
- H. Patel, 271 South Street spoke in opposition.
- James Boyajian, 57 Pinnacle Road spoke in opposition.
- Kristin Branco, 91 Elm Street, Manchester, CT spoke in opposition.
- Patricia Buxton, 1031 Hartford Turnpike, Unit 481 spoke in opposition.
- Discussion ensued.
- Wes Shorts made a motion to close the Public Hearing at 8:42PM. Joseph Miller seconded and the motion carried unanimously.

Iris Mullan made a motion to deny the modification to revise the zoning regulation. Jesse Schoolnik seconded and the motion carried unanimously.

5. Other Business/Discussion

5.1 POCD

Interim Town Planner, Shaun Gately explained to the Commission that the request for qualifications for Consultant Services for preparation of a Plan of Conservation and Development has been published. Discussion ensued.

5.2 Sustainable CT

Interim Town Planner, Shaun Gately spoke in relation to the Sustainable CT Silver Certification the Town of Vernon is working towards obtaining. Discussion ensued.

6. Communications sent

Interim Town Planner, Shaun Gately explained that the Final Draft of the approved 8-24 Referral and approval letters for various approved applications were attached to Commissioners packets.

7. Adjournment

Wes Shorts made a motion to adjourn at 8:47 PM. Jesse Schoolnik seconded and the motion carried unanimously.

Respectfully Submitted,

Cassandra Minor
Recording Secretary